

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE
E/S Greenlea Drive, 445' N of * ZONING COMMISSIONER
Old Court Road
5 Greenlea Drive * OF BALTIMORE COUNTY
3rd Election District
2nd Councilmanic District * Case No. 95-290-A
Virginia W. Gordon
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Virginia W. Gordon (through Alexander Reitz who has Power of Attorney) for that property known as 5 Greenlea Drive in the Greenlea subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 16 ft. in lieu of the required 20 ft. for a proposed 10 ft. x 12 ft. addition, as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner, through her Power of Attorney, having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner, through her Power of Attorney, has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty

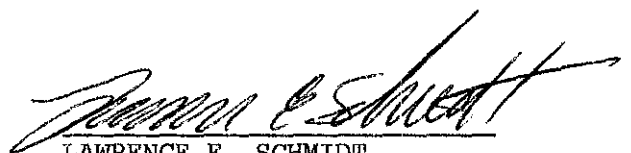
3/17/95
Mr. Gordon
MICROFILMED

and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of March, 1995 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 16 ft. in lieu of the required 20 ft. for a proposed 10 ft. x 12 ft. addition, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner, through her Power of Attorney, may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

ORDER RECEIVED FOR FILING

Date

3/17/95
By Mr. Good

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 16, 1995

Ms. Virginia W. Gordon
c/o Mr. Alexander Reitz
1606 Riderwood Drive
Lutherville, Maryland 21093

RE: Petition for Administrative Zoning Variance
Case No. 95-290-A
Property: 5 Greenlea Drive, Balto. Md. 21208

Dear Mr. Reitz:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.



Zoning Description

Zoning description Five Greenlea Drive. Beginning at a point on the east side of Greenlea Drive, which is fifty feet wide at the distance of four hundred forty five feet of the centerline of the nearest improved intersecting street, Old Court Rd., which is sixty feet wide. Being lot number six, in the subdivision of Greenlea as recorded in Baltimore County Plat Book number nineteen, folio number one hundred one, containing one and twenty seven hundredths acres. Also known as Five Greenlea Drive and located in the Third Election District, Eighth Councilmanic District.

Typical metes and bounds: S 07 55'00" W 145', S 82 10'20" E 390.70', N10 47'00" E 134.40', S 83 46'00" E 383.46 to the place of beginning.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-290-1A

District 3rd Date of Posting 2/24/95

Posted for: Variation

Petitioner: Virginia Gordon

Location of property: 5 Greenlea Drive, E/s

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by M. Thedy Date of return: 3/3/95
Signature

Number of Signs: 1





Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-290-A

Account: R-001-6150

Number

288

BY JLL

Date

2/17/95

1 ADMIN VAR FILING CODE 010 \$ 50.00

1 SIGN POSTING CODE 080 \$ 35.00

TOTAL 85.00

RECEIVED

OWNER: GORDON

LOC # 5 GREENLEA DR.

PAID BY JAMES ALEXANDER INC.

03A03#0024MICHRC

BA 0002#39PM02-17-95

\$85.00

Please Make Checks Payable To: Baltimore County



1 West Chesapeake Avenue
Baltimore, MD 21204

887-3353

Provisional Approval

Permit No: B 226021

DATE: 2-17-95

LOCATION: 5 Greenlea DR.
E/S N. Old Ct Rd. 3rd E.D.

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following Conditions:
(Please check appropriate box(es))



Owner has filed for a ^(ADMIN. VAR.) public hearing, Item # 288.



Owner must file for a public hearing within _____ days before the Zoning Commissioner requesting relief from all conflicts with the Baltimore County Zoning Regulations.



Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within _____ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above-referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

DIRECTOR OF ZONING ADMINISTRATION
AND DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the Zoning Commissioner if applicable in this matter. I also hereby certify that I the undersigned am in fact the owner and if applicable the contract purchaser and not just an agent for same.

Signed _____
Owner

(Please print clearly)

Name ALEXANDER REITZ
Address 1606 R. DERWOOD DR.
Lutherville, MD. 2093
Work Phone # 331-8945
Home Phone # 510-5374

Signed _____
Contract Purchaser

(Please print clearly)

Name _____
Address _____
Work Phone # _____
Home Phone # _____

JCM
Zoning Office Staff

ACROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 23, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-290-A (Item 288)
5 Greenlea Drive
E/S Greenlea Drive, 445' N of Old Court Road
3rd Election District - 2nd Councilmanic
Legal Owner(s): Virginia W. Gordon

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before February 26, 1995. The closing date (March 13, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Virginia W. Gordon
Alexander Reitz

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 288

Petitioner: VIRGINIA W. GORDON

Location: 5 GREENLEA DR

PLEASE FORWARD ADVERTISING BILL TO:

NAME: VIRGINIA W. GORDON

✓ ADDRESS: 5 GREENLEA DRIVE

✓ BALTIMORE, MD 21208

✓ PHONE NUMBER: 486-7945

AJ:ggs

(Revised 04/09/93)



GREENLEA

DRIVE

50' ROW.

445.47' TO OLD CT RD

145'

LOT # 7
(MILLER)

LOT # 6
(COHEN)

LOT # 5

NORTH

50' TO NEAREST DWG.

PROPOSED ADDITION

100' TO NEAREST DWELLING

WELL

10' SEPTIC SYSTEM

PRIVATE WATER
PRIVATE SEWER

288

353.46

390.70

Ref No 1

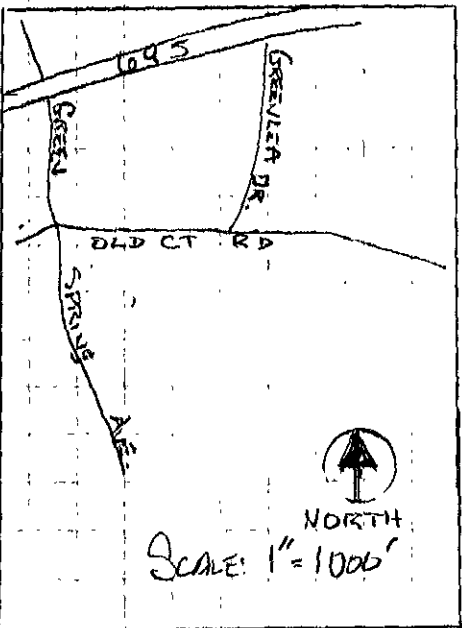
OWNER: VIRGINIA W. COHEN
ADDRESS: #5 GREENLEA DR.

SUBDIVISION: GREENLEA
G.B. #19, FOLIO #101
ZONING: DR 1 C.D. 2.
E. DISTRICT 03, PRINCIPAL 8:
1.27 ACRES LOT SIZE.

PREPARED BY: AGR.
DATE: 2/1/95

PLOT PLAN
SCALE 1"=50'

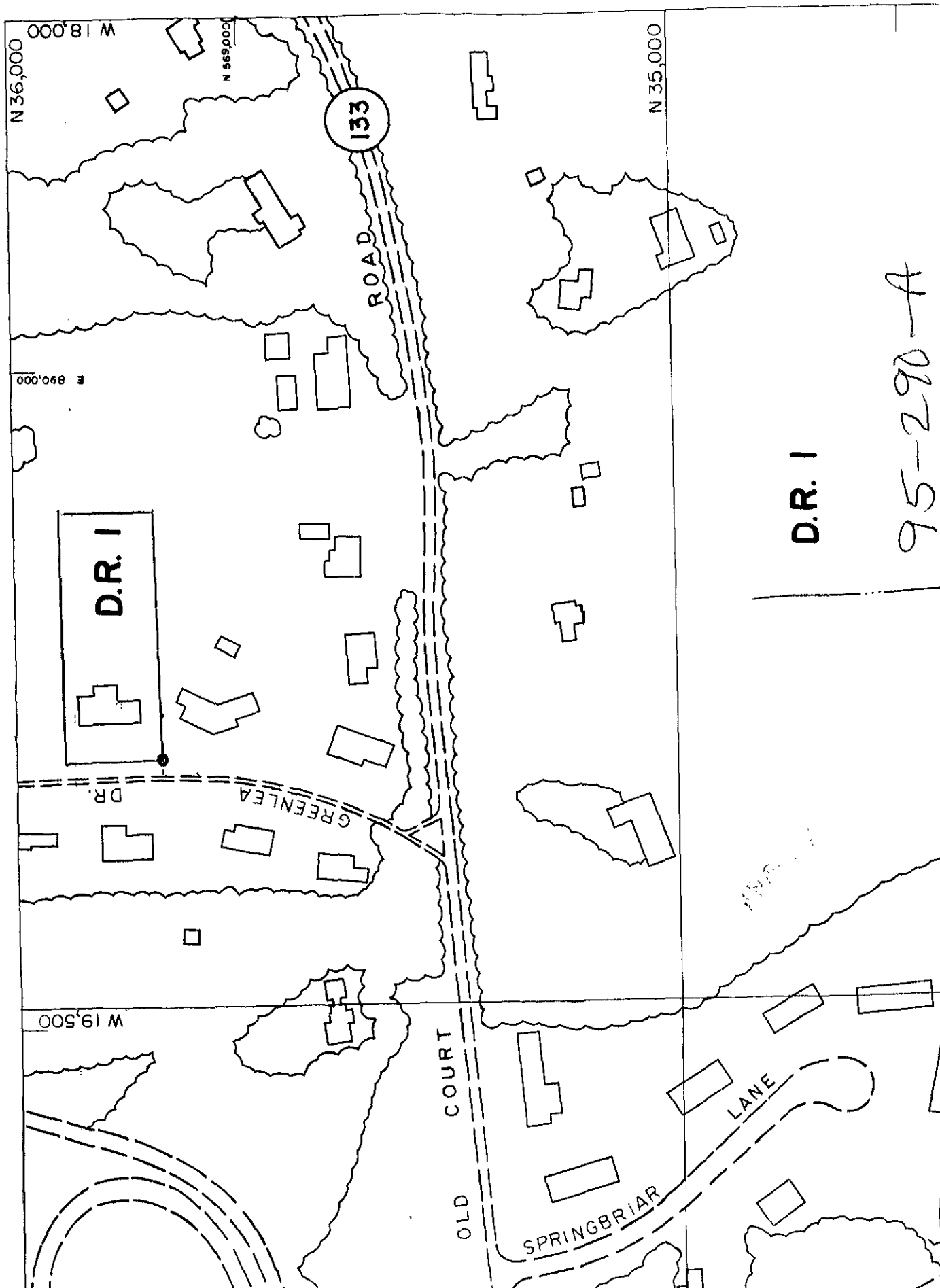
95-290-A



VIEWED ROAD

NW QD

288
N



D.R. I

95-290-A

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 8, 1995

Alexander Reitz, Esquire
1705 Roland Avenue
Towson, Maryland 21204

RE: Item No.: 288
Case No.: 95-290-A
Petitioner: Virginia Gordon

Dear Mr. Reitz:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 17, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: March 3, 1995
Zoning Administration and Development Management

FROM: *sub* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for March 6, 1995
Items 284, 285, and (288)

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw



**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-7-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: * 288 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: February 27, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

A

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 280, 281, 287, and 288

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Pat Keller

PK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 3-1-95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 2-27-95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 271
284
285
286
288 ✓
289

Bruce Aclay
3-1-95

LS:sp

LETTY2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/27/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF FEB. 27, 1995

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 284, 286, 287 AND 288.

RECEIVED
MAR 1 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: February 17, 1995

TO: Hearing Officer

FROM: John L. Lewis
Planner II, ZADM

SUBJECT: Item #288
5 Greenlea Drive

Arnold Jablon. This has Provisional Building Permit Approval (#B-226021) from

JLL:scj

MICROFILMED



JAMES-ALEXANDER, INC.

1705 Roland Avenue • Towson, Maryland 21204
(301) 337-8945 • (301) 561-5274

Jim Reitz
Andy Reitz
M.H.I.C. #20794

To: JCm - See Prev.
2/10/95 Form Att.

for filing
RECEIVED
FEB 9 1995
man # at. cashier

E.D. 3RD

February 9, 1995

Mr. Arnold Jablon
Director ZADM
County Office Bldg. Rm. 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

ZADM

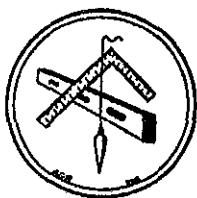
Dear Mr. Jablon,

I am in the process of attempting to obtain a building permit for #5 Greenlea Drive, for which a zoning variance is required due to potential setback encroachment of four feet. I am now obtaining Power of Attorney to sign for the required forms to obtain a variance. Due to particular time constraints, work was to have begun by 1/31/95 and the owner has expressed a desire to have as much work accomplished while she is away. I would like to request the issuance of a provisional permit with the understanding of the owner of the risk involved should the variance be denied. Provided is a copy of the proposed site plan showing the 10'x12' addition. I will be filing for the variance as soon as Power of Attorney is granted.

I can be reached at 561-5274 for any questions regarding this matter. Also, please call me for pick-up of your response.

Sincerely yours,
Alexander Reitz
Alexander Reitz
James-Alexander, Inc.

Enclosed: Plot plan
Signatures from neighbors showing knowledge of this matter.
Application for building permit.
\$10. check to Baltimore County for letter of approval.



JAMES-ALEXANDER, INC.

1705 Roland Avenue • Towson, Maryland 21204
(301) 337-8945 • (301) 561-5274

Jim Reitz
Andy Reitz
M.H.I.C. #20794

Mrs. Virginia Gordon
7700 La Corniche Circle
Boca Raton, Florida 33433

2/10/95

Dear Mrs. Gordon,

As legal owner and occupant of 5 Greenlea Drive, Baltimore, Md. 21208, you hereby grant Power of Attorney to Alexander Reitz, who resides at 1606 Riderwood Drive, Lutherville, Md. 21093.

The Power of Attorney is for the following purposes:

1. To sign Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 5 Greenlea Drive.
2. To sign a Request for Provisional Building Permit Approval for the property located at 5 Greenlea Drive

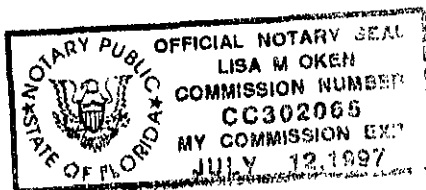
Thank you,
Alexander Reitz
Alexander Reitz
James-Alexander, Inc.

I understand that should the variance be ultimately denied that it is the owner's responsibility to return the property to a state in which it conforms with the Baltimore County Zoning Regulations.

Signed: Virginia W. Gordon Date: 2/14/95

I hereby certify, this 14th day of FEBRUARY, 1995, before me, a Notary Public in the state of Florida aforesaid personally appeared.

Lisa M. Oken
NOTARY OF THE PUBLIC



15 GREENLEA DRIVE

95-290-A



15 GREENLEA DRIVE
GREENLEA DRIVE

Greenlea
(Colony)
Property
15
GREENLEA

288

MICROFILMED

1415 VIRGINIA GARDEN
15 GREENLEA DRIVE



Petition for Administrative Variance

95-290-A

to the Zoning Commissioner of Baltimore County

for the property located at #5 GREENLEA DR.
which is presently zoned DR 1

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 BO 2.3.C.1 TO PERMIT A SIDE YARD SETBACK OF 16 FT.
IN LIEU OF THE REQUIRED 20 FT. FOR A PROPOSED 10FTX12FT.
ADDITION,

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE AFFIDAVIT

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

VIRGINIA W. GORDON
(Type or Print Name)

(SEE POWER OF ATTORNEY)

Signature

ALEXANDER REITZ (POWER OF ATTORNEY)
(Type or Print Name)

Alexander Reitz
Signature

#5 GREENLEA DRIVE 486-7945
Address Phone No.

BALTO. MD. 21208
City State Zipcode

Name, Address and phone number of representative to be contacted.

ALEXANDER REITZ
Name
1606 RIDERWOOD DR. 561-5274
Address Phone No.
LUTHERVILLE, MD. 21012

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of ____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature]

DATE: 2/17/95

ESTIMATED POSTING DATE: 2/26/95

Printed with Soybean Ink
on Recycled Paper

ITEM #: 288

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 5 Greenlea Drive
address
Baltimore Md 21208
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Inadequate bathroom facilities for present residence of the house. Conditions can be rectified by an addition to the house which will extend 14 feet beyond the set back line.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Virginia W. Gordon
(signature)
Virginia W. Gordon
(type or print name)



Alexander Reitz
(signature)
ALEXANDER REITZ
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of February, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Alexander Reitz

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

2/17/95
date

Katherine V. Jumper
NOTARY PUBLIC

My Commission Expires: 9/11/96



PREPARED BY AER PHOTOGRAPHICS, INC.
WASHINGTON, D.C. 20001

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200'

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

PIKESVILLE
AREA
(MICROFILMED)

N.W.
9-D

MICROFILMED

95-290-A

288

IN RE: PETITION FOR ADMINISTRATIVE ZONING VARIANCE
E/S Greenlea Drive, 445' N of Old Court Road
5 Greenlea Drive
3rd Election District
2nd Councilmanic District
Virginia W. Gordon
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-290-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

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LES:mmm

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 16, 1995

Ms. Virginia W. Gordon
c/o Mr. Alexander Reitz
1606 Riderwood Drive
Lutherville, Maryland 21093

RE: Petition for Administrative Zoning Variance
Case No. 95-290-A
Property: 5 Greenlea Drive, Balto. Md. 21208

Dear Mr. Reitz:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at #5 GREENLEA DR.
which is presently zoned DR 1

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 TO PERMIT A SIDE YARD SETBACK OF 16 FT. IN LIEU OF THE REQUIRED 20 FT. FOR A PROPOSED 10 FT X 12 FT. ADDITION.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE AFFIDAVIT

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchase Lessee
(Type or Print Name)
Signature
Address
City State Zipcode
Address for Petitioner
(Type or Print Name)
Signature
Address
City State Zipcode
Address
City State Zipcode
Address
City State Zipcode

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 16th day of March, 1995, that the subject matter of this petition be set for a public hearing, to be held at the Office of Zoning Administration & Development Management, 400 Washington Avenue, Baltimore, Maryland, on the 21st day of March, 1995, at 10:00 A.M.

RECEIVED DATE 2/17/95
ESTIMATED POSTING DATE 2/26/95
ITEM # 288

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 5 Greenlea Drive, Balto, Md 21208

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (please describe in detail)

Inadequate bathroom facilities for present residence of the house. Conditions can be rectified by an addition to the house which will extend 4 feet beyond the set back.

This Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

POWER OF ATTORNEY FOR VIRGINIA W. GORDON.
Virginia W. Gordon
ALEXANDER REITZ
ALEXANDER REITZ

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of February, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Alexander Reitz

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the statements and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

2/17/95

My Commission Expires 9/11/96

Zoning Description

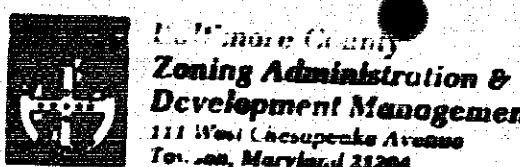
Zoning description Five Greenlea Drive. Beginning at a point on the east side of Greenlea Drive, which is fifty feet wide at the distance of four hundred forty five feet of the centerline of the nearest improved intersecting street, Old Court Rd., which is sixty feet wide. Being lot number six, in the subdivision of Greenlea as recorded in Baltimore County Plat Book number nineteen, folio number one hundred one, containing one and twenty seven hundredths acres. Also known as Five Greenlea Drive and located in the Third Election District, Eighth Councilmanic District.

Typical metes and bounds: S 07 55'00" W 145' S 82 10'20" E 390.70', N10 47'00" E 134.40', S 83 46'00" E 383.46 to the place of beginning.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 95-290-A
Towson, Maryland

District 3rd Date of Posting 2/17/95
Posted for: Variance
Petitioner: Virginia W. Gordon
Location of property: 5 Greenlea Drive, Balto, Md
Location of Sign: Posting located at 100 ft. property line, 200 ft. from street
Remarks:
Posted by: M. Schmitt
Number of Signs: 4
Date of return: 2/26/95



Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-290-A

Amount: \$401-6150

Number 288

By JLL

Date 2/17/95

1 ADMIN VAR FILING CODE 010 \$ 50.00
1 SIGN POSTING CODE 080 \$ 35.00
TOTAL \$ 85.00

OWNER: GORDON
LOC # 5 GREENLEA DR. PAID BY JAMES ALEXANDER INC.

63402002410101C
PAID 2/23/95 \$85.00

Office of Zoning Administration
and Development Management
Office of Planning and Zoning



1 West Chesapeake Avenue
Towson, MD 21204

887-3353

Provisional Approval
Permit No: B 226021

DATE: 2-17-95

LOCATION: 5 Greenlea DR.
E/S N. ON CHESAPEAKE 3RD E.D.

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following Conditions: (Please check appropriate box(es))

- ☒ Owner has filed for a public hearing, Item # 288
- ☐ Owner must file for a public hearing within days before the Zoning Commissioner requesting relief from all conflicts with the Baltimore County Zoning Regulations.
- ☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above-referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accept full financial liability in the matter.

I have read the above statement and I agree to abide by the decision of the Zoning Commissioner if applicable in this matter. I also hereby certify that I the undersigned as in fact the owner and if applicable the contract purchaser and not send an agent for same.

DIRECTOR OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

Signed: Alexander Reitz

Owner

Signed: Contract Purchaser

(Please print clearly)

Name: ALEXANDER REITZ

Address: 1606 RIDERWOOD DR.

LUTHERVILLE, MD 21093

Work Phone: 561-8745

Home Phone: 561-5374

JCM
Zoning Office Staff

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 23, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-290-A (Item 288)
5 Greenlee Drive
E/S Greenlee Drive, 445' N of Old Court Road
3rd Election District - 2nd Councilmanic
Legal Owner(s): Virginia W. Gordon

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3393. This notice also serves as a referee regarding the administrative process.

1) Your property will be posted on or before February 26, 1995. The closing date (March 13, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertisement are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

cc: Virginia W. Gordon
Alexander Reitz

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on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be assessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 288

Petitioner: Virginia W. Gordon

Location: 5 GREENLEE DR.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: VIRGINIA W. GORDON

ADDRESS: 5 GREENLEE DRIVE
BALTIMORE, MD 21209

PHONE NUMBER: 486-7945

AJ:qgs (Revised 04/09/93)

13

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Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 8, 1995

Alexander Reitz, Esquire
1705 Roland Avenue
Towson, Maryland 21204

RE: Item No.: 288
Case No.: 95-290-A
Petitioner: Virginia Gordon

Dear Mr. Reitz:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 17, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: March 3, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for March 6, 1995
Items 284, 285, and 286

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:ew

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-7-95

Re: Baltimore County
Item No.: * 288 (JLL)

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

DATE: February 27, 1995

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 280, 281, 287, and 288

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*
Division Chief: *Cheryl Kenna*

PK/JL

ITEM280/PZONE/TKJL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 2-27-95

DATE: 3-1-95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 271
284
285
286
288 ✓
289

Bruce Arley
3-1-95

LS:sp

LETTY2/DEPRM/TXTS8P

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/27/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
LOCATION: DISTRIBUTION MEETING OF FEB. 27, 1995

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 284, 285, 287 AND 289.

RECEIVED
MAR 1 1995
ZADM

REVIEWER: LT. ROBERT P. SALERWALD
Fire Marshal Office, PHONE 887-4681, MS-1102F

cc: File

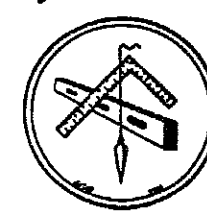
Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: February 17, 1995
TO: Hearing Officer
FROM: John L. Lewis
Planner II, ZADM
SUBJECT: Item #288
5 Greenlea Drive

This has Provisional Building Permit Approval (#B-226021) from
Arnold Jablon.

JLL:scj



JAMES-ALEXANDER, INC.

1705 Roland Avenue • Towson, Maryland 21204
(301) 337-8945 • (301) 561-5274

February 9, 1995

Mr. Arnold Jablon
Director ZADM
County Office Bldg. Rm. 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon,

I am in the process of attempting to obtain a building permit for #5 Greenlea Drive, for which a zoning variance is required due to potential setback encroachment of four feet. I am now obtaining Power of Attorney to sign for the required forms to obtain a variance. Due to particular time constraints, work was to have begun by 1/31/95 and the owner has expressed a desire to have as much work accomplished while she is away. I would like to request the issuance of a provisional permit with the understanding of the owner of the risk involved should the variance be denied. Provided is a copy of the proposed site plan showing the 10'x12' addition. I will be filing for the variance as soon as Power of Attorney is granted.

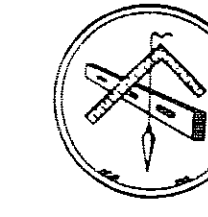
I can be reached at 561-5274 for any questions regarding this matter. Also, please call me for pick-up of your response.

Sincerely yours,
Alexander Reitz
Alexander Reitz
James-Alexander, Inc.

Enclosed: Plot plan
Signatures from neighbors showing knowledge of this matter.
Application for building permit.
\$10. check to Baltimore County for letter of approval.

RECEIVED
FEB 9 1995

ZADM



JAMES-ALEXANDER, INC.

1705 Roland Avenue • Towson, Maryland 21204
(301) 337-8945 • (301) 561-5274

Jim Reitz
Andy Reitz
M.H.I.C. #20794

Mrs. Virginia Gordon
7700 Le Corniche Circle
Boca Raton, Florida 33433

2/10/95

Dear Mrs. Gordon,

As legal owner and occupant of 5 Greenlea Drive, Baltimore, Md. 21204, you hereby grant Power of Attorney to Alexander Reitz, who resides at 1600 Riderwood Drive, Lutherville, Md. 21093.

The Power of Attorney is for the following purposes:
1. To sign Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 5 Greenlea Drive.
2. To sign a Request for Provisional Building Permit Approval for the property located at 5 Greenlea Drive.

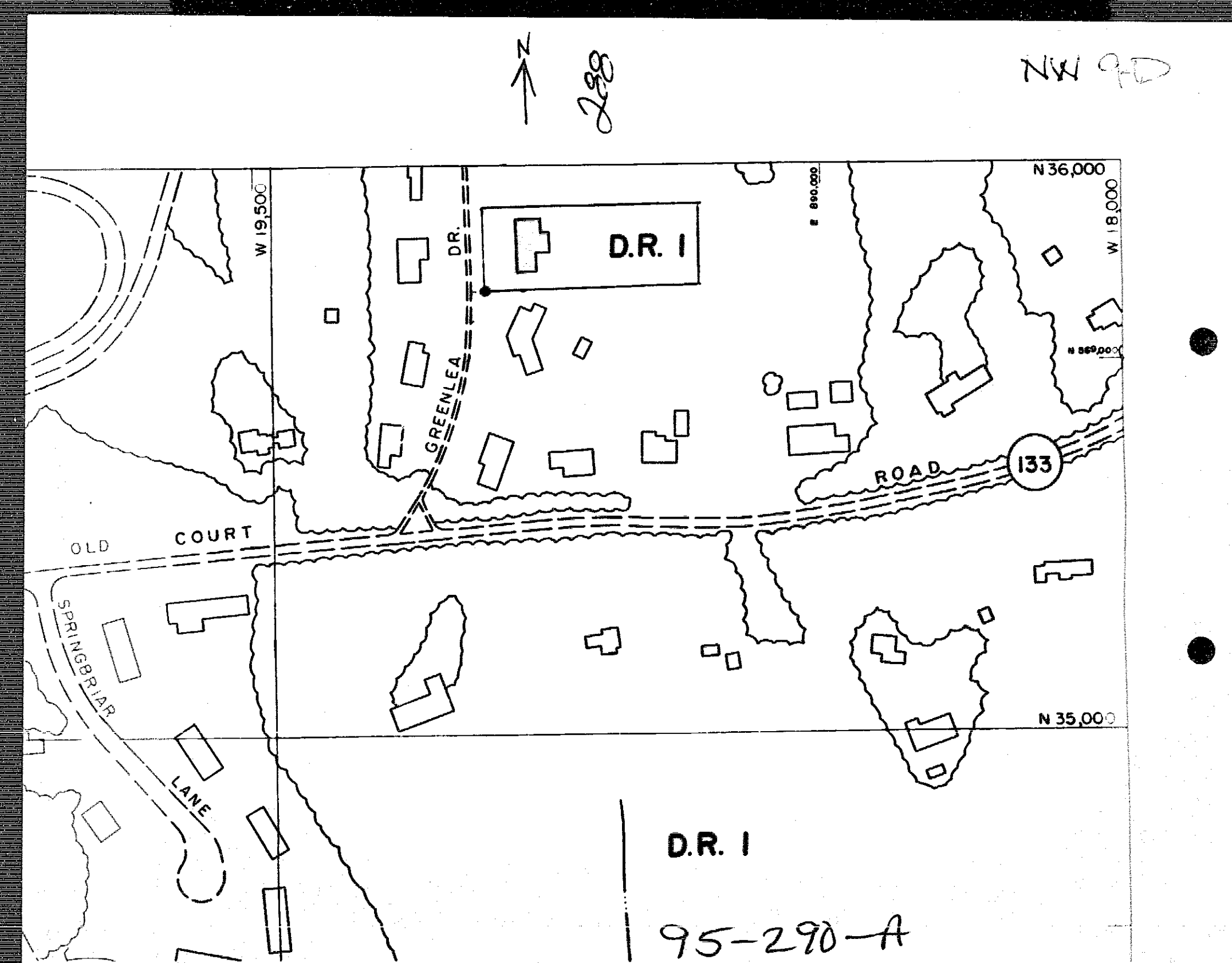
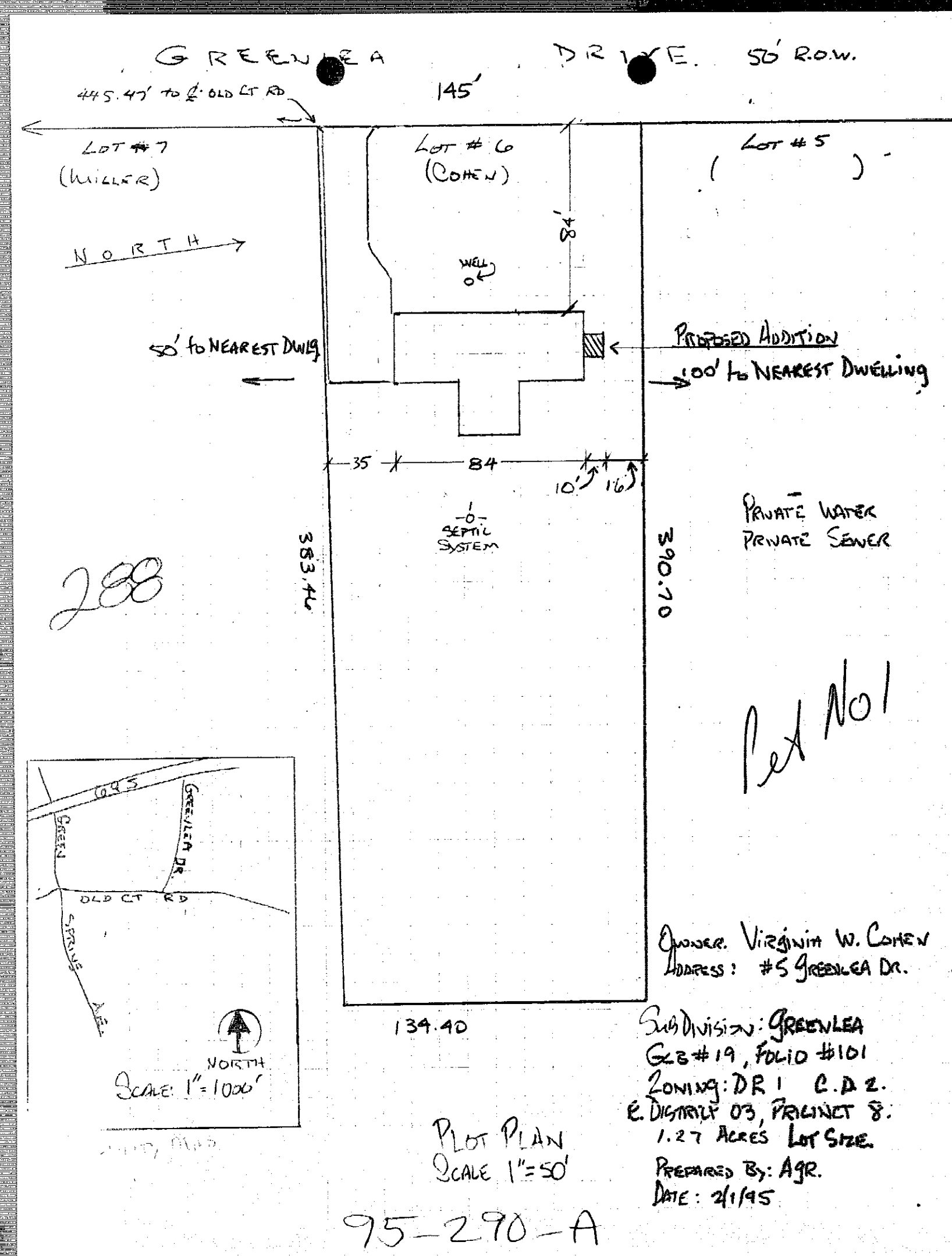
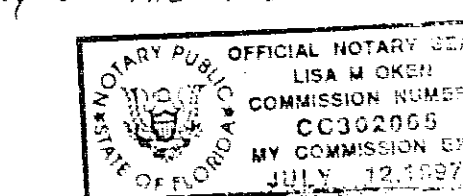
Alexander Reitz
James-Alexander, Inc.

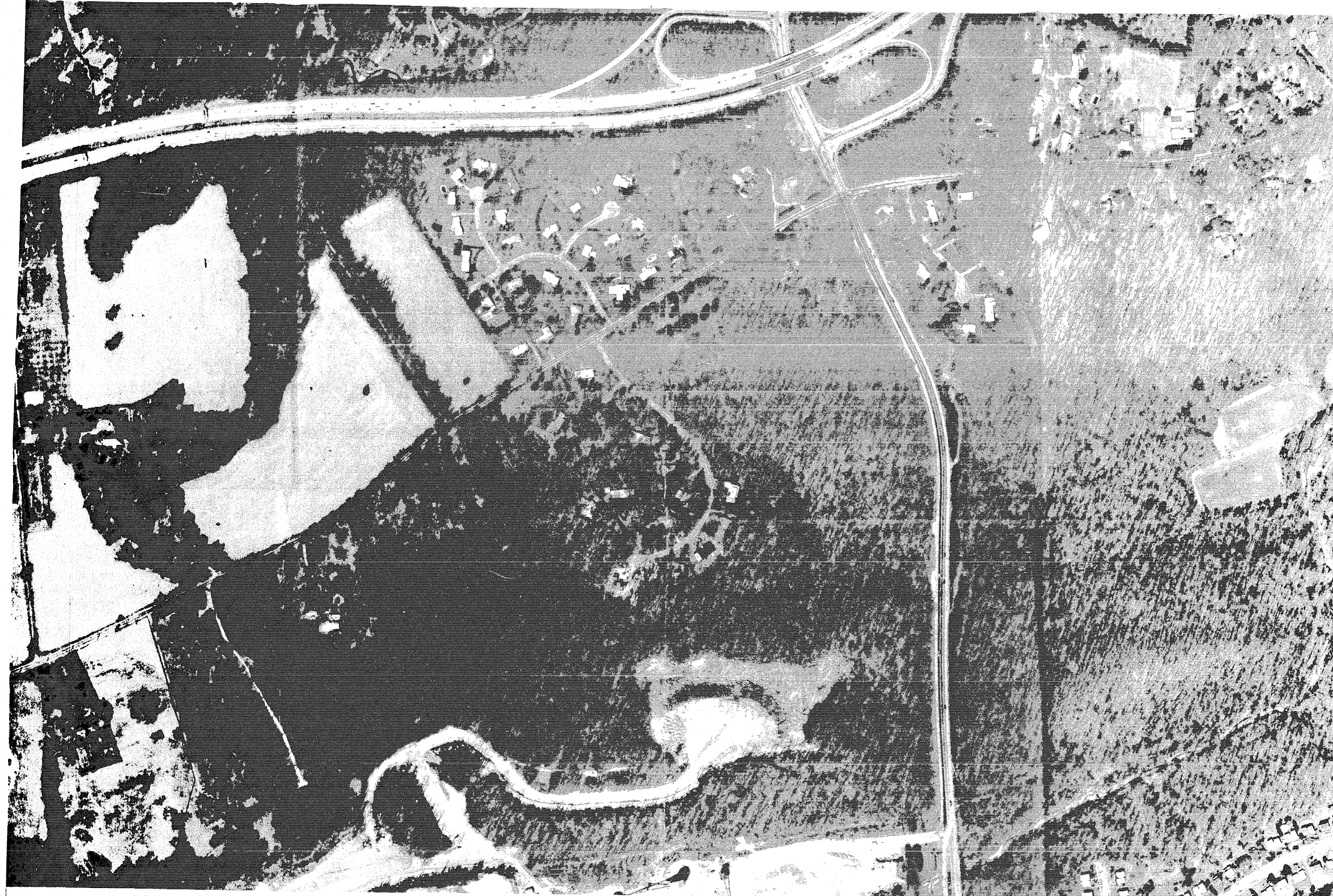
I understand that should the variance be ultimately denied that it is the owner's responsibility to return the property to a state in which it conforms with the Baltimore County Zoning Regulations.

Signed: *Virginia W. Gordon* Date: *2/14/95*

I hereby certify, this *14th* day of *FEBRUARY*, 1995, before me, a Notary Public in the state of Florida aforesaid personally appeared.

James M. Chen
NOTARY OF THE PUBLIC





288

95-290-A

MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
BARTHSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	PIKESVILLE AREA	N. W. 9-D
DATE OF PHOTOGRAPHY JANUARY 1986		